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WARRANTY DEED

NO TRANSFER
TAX PAID

KNOW ALL MEN BY THESE PRESENTS

THAT I, ELIAS J. NAWFEL, of Waterville, County of Kennebec, State of Maine, for consideration paid, grant to ELIAS J. NAWFEL and ELENA LAMPROS, n/k/a ELENA NAWFEL, husband and wife, of Waterville, County of Kennebec, State of Maine, with **warranty covenants**, as joint tenants, a certain lot or parcel of land located in Waterville, County of Kennebec, State of Maine, described as follows:

Beginning at a point in the northerly line now or formerly of E. W. Hall seventy-nine (79) feet from the northwest corner of land now or formerly of said Hall; thence running northerly about fifty-five (55) feet to a stone sunk in the ground; thence easterly about twenty-eight (28) feet to another stone sunk in the ground on the southwest corner of land now or formerly of Horace Purinton and J. D. Taylor; thence easterly in the southerly line of land now or formerly of said Purinton and Taylor, thirty-eight (38) feet to the land formerly of E. L. Getchell; thence southerly along the westerly line of land formerly of said Getchell, fifty (50) feet to the land now or formerly of E. W. Hall; thence westerly in the line of said Hall, sixty-six (66) feet to the point of beginning; together with a right of way across said premises as conditioned in a deed from Almond S. Chase to Winslow Titcomb as in Kennebec Registry of Deeds, Book 332, Page 148, to which deed reference is hereby had for a more particular description of said right of way condition.

Being the same premises conveyed to Elias J. Nawfel by Warranty Deed of Janet W. Fish Charitable Trust, Janet W. Fish and Mark S. Kierstead, Trustees, dated April 18, 1996 and recorded in the Kennebec County Registry of Deeds in Book 5113, Page 140.

Also, another certain lot or parcel of land located off the Easterly side of Main Street, in Waterville, Kennebec County, Maine, and further bounded and described to wit:

Beginning at an iron pipe found off the Easterly side of Main Street in a Northerly line of land now or formerly of Elias J. Nawfel as recorded in the Kennebec County Registry of Deeds in Book 5096 at Page 313; said pipe marks the Southwesterly corner of land now or formerly of the Waterville Boys/Girls Club, Inc. as recorded in the Kennebec County Registry of Deeds in Book 901 at Page 141 and the Southeasterly corner of the herein described parcel; thence North sixty-four degrees fifty-nine minutes West (N 64° 59' W) along a Northerly line of Nawfel for twenty-three and three-tenths feet (20.3') to an iron rod marking an Easterly corner of Nawfel and the Southwesterly corner of the herein described parcel; thence North nineteen degrees six minutes East (N 19° 06' E) along an Easterly line of Nawfel for thirty-two and two tenths feet (32.2') to a granite monument found marking the most Northeasterly corner of Nawfel and the Northwesterly corner of the herein described parcel; thence South seventy-seven degrees nine minutes East (S 77° 09' E) along land to be retained by Pamela J. Ames for eighteen and three tenths (18.3') to a point in the Westerly line of the Waterville Boys/Girls Club, Inc. near the intersection of a wooden fence and a chain link fence marking the Southeasterly corner of Ames and the Northeasterly corner of the herein described parcel; thence South sixteen degrees zero minutes West (S 16° 00' W) along the Westerly line of the Waterville Boys/Girls Club, Inc. for thirty-six and four tenths feet (36.4') to an iron pipe found at the

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point of beginning.

The herein described parcel of land contains six hundred and fifty-seven square feet (657 sq. ft.) and is a portion of the second parcel of the premises conveyed to Pamela J. Ames by Quitclaim Deed of Kingfield Savings Bank dated April 4, 1997 and recorded in the Kennebec County Registry of Deeds in Book 5336 at Page 15. Bearings and distances used in this description were derived from a Standard Boundary Survey, with exceptions by Rowe & Wendell Surveying for Elias J. Nawfel in July 1996, as recorded in the Kennebec County Registry of Deeds in Plan File Number E-96115.

Being the same premises conveyed to Elias John Nawfel by Quitclaim Deed of Pamela J. Ames dated May 29, 1997 and recorded in the Kennebec County Registry of Deeds in Book 5369, Page 229.

Also, another certain lot or parcel of land, with buildings thereon, situate in Waterville, County of Kennebec, and State of Maine, being more particularly bounded and described as follows, to wit:

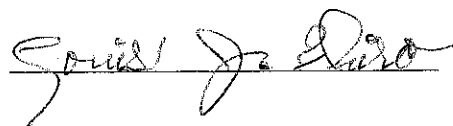
Beginning at the northwesterly corner of land formerly of E. W. Hall, on the easterly line of Main Street; thence northerly along the easterly line of said Main Street seventy-two (72) feet to an iron pipe sunk in the ground at the southwesterly corner of land now or formerly of Cyril M. Joly; thence easterly one hundred twenty-seven (127) feet to land formerly of Alice Purinton and J. D. Taylor; thence southerly along the land of said Purinton and Taylor thirty-two (32) feet to an iron pipe on the northerly line of land now or formerly of one Breton; thence westerly along the line of said Breton twenty-eight (28) feet to an iron pipe on the northwesterly corner of said Breton land; thence southerly along the westerly line of said Breton fifty-five (55) feet to an iron pipe on the northerly line of land formerly of said Hall; now believed to be owned by one Nawfel; thence westerly along the northerly line of said Nawfel seventy-seven (77) feet to said Main Street and the point of beginning.

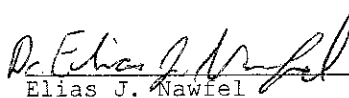
Subject to a right of way across said premises as conditioned in a deed from Almond S. Chase to Winslow Titcomb as recorded in the Kennebec County Registry of Deeds in Book 332, Page 148, to which reference is hereby made for a more particular description of said right of way conditions.

Subject, however, to a mortgage from Elias J. Nawfel to Kennebec Savings Bank dated March 29, 1996 and recorded in the Kennebec County Registry of Deeds in Book 5096, Page 314.

Being the same premises conveyed to Elias J. Nawfel by Warranty Deed of Patricia D. Kick dated March 29, 1996 and recorded in the Kennebec County Registry of Deeds in Book 5096, Page 313.

Witness my hand and seal this 4th day of June, 2002.




Elias J. Nawfel



52-384
52-383
PO 52-381

STATE OF MAINE
KENNEBEC, ss.

June 4, 2002

Then personally appeared the above named ELIAS J. NAWFEL
and made and swore oath to the truth of the foregoing and he
acknowledged the above instrument to be his free act and deed,

Before me,

Louis J. Shiro
Notary Public
Typed name of Notary: Louis J. Shiro, Esq.
My Commission Expires: December 10, 2002



RECEIVED KENNEBEC SS.

2002 JUN 19 AM 9:00

ATTEST: Barbara B. Hickey
REGISTER OF DEEDS

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PO 52-381